

**Harris County  
Community Services Department**

**PY2013  
Annual Action Plan**



## Executive Summary

### Expected Resources

#### AP-15 Expected Resources

##### Introduction

##### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	10,400,428	19,595	84,950	10,504,973	0	Harris County Community Development Priorities
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab	2,012,116	7,503	0	2,019,619	0	Improve affordability of Affordable Housing for low and moderate income families

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		New construction for ownership TBRA						
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	800,000	0	0	800,000	0	Assist homeless persons and persons at-risk of becoming homeless with necessary services to regain stability in permanent housing.

**Table 1 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

HUD requires that participating jurisdictions provide 25 percent match for all HOME funds and 100 percent for ESG funds. Harris County Community Services Department (HCCSD) passes these match requirements on to its subrecipients. While there are no federal match requirements for CDBG, HCCSD requires that organizations applying for CDBG General funds provide a minimum of 20 percent leveraging funds.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

n/a

### **Discussion**

Harris County verifies all leverage and match documentation submitted by subgrantees for prospective match or leverage. The range of resources leveraged to support Harris County projects is broad and includes local and national foundations, the United Way, State and Federal Agencies such as TDHCA, Health and Human Services, Texas Department of Justice, Area Agency on Aging as well as private donations from individuals, both cash and volunteer services.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Homeownership for Owners	2013	2014	Affordable Housing		Housing	HOME: \$1,006,753	Direct Financial Assistance to Homebuyers: 70 Households Assisted
Single-family Home Rehabilitation	2013	2014	Affordable Housing		Housing	CDBG: \$360,000	Homeowner Housing Rehabilitated: 24 Household Housing Unit
SF Lead Based Paint Abatement Owners	2013	2014			Housing	CDBG: \$532,931	Homeowner Housing Rehabilitated: 20 Household Housing Unit
Homeless Emergency and Transitional Housing	2013	2014	Homeless		Homelessness	CDBG: \$51,441 ESG: \$180,000	Homeless Person Overnight Shelter: 783 Persons Assisted
Homeless Prevention	2013	2014	Homeless		Homelessness	CDBG: \$390,000 ESG: \$290,000	Homelessness Prevention: 41 Persons Assisted
Rapid Re-Housing	2013	2014	Homeless		Homelessness	CDBG: \$161,482 ESG:	Homelessness Prevention: 228 Persons Assisted

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
						\$120,000	
Homeless Management Information System	2013	2014	Homeless		Homelessness		Other: 60 Other
Parks	2013	2014	Non-Housing Community Development	Greenwood-Heights Northington-Kenwood Riverwood Woodsdale	Public Facilities	CDBG: \$1,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 14933 Persons Assisted
Water/Sewer Improvements	2013	2014	Non-Housing Community Development	Cloverleaf Aldine Crosby Galena Park Jacinto City McNair Northington-Kenwood	Public Facilities	CDBG: \$4,396,305	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 32063 Persons Assisted
Sidewalks/Pathways	2013	2014	Non-Housing Community Development	South Houston	Public Facilities	CDBG: \$396,070	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15712 Persons Assisted
Senior Services (Special Needs Population)	2013	2014	Non-Homeless Special Needs		Public Services	CDBG: \$59,676	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 334 Persons Assisted
Youth Services/Child Care	2013	2014	Non-Housing Community		Public Services	CDBG: \$339,358	Public service activities other than Low/Moderate Income

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
			Development				Housing Benefit: 1452 Persons Assisted
Transportation Services	2013	2014	Non-Housing Community Development		Public Services	CDBG: \$409,205	Public service activities other than Low/Moderate Income Housing Benefit: 1035 Persons Assisted
Abused and Neglected Children	2013	2014	Non-Housing Community Development		Public Services	CDBG: \$118,194	Public service activities other than Low/Moderate Income Housing Benefit: 402 Persons Assisted
Crime Awareness and Juvenile Justice	2013	2014	Non-Housing Community Development		Public Services	CDBG: \$33,647	Public service activities other than Low/Moderate Income Housing Benefit: 57 Persons Assisted
Clearance and Demolition	2013	2014	Clearance and Demolition		Other		Buildings Demolished: 15 Buildings
Planning	2013	2014	Non-Housing Community Development		Other	CDBG: \$10,000	Other: 1 Other

**Table 2 – Goals Summary**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)**

Harris County Community Services Department estimates providing affordable housing to the following number of families as defined by HOME 91.215(b).

Owner (114 Households)

- Extremely Low 9
- Very Low 25
- Low 80

Renters (263 Households)

- Extremely Low 263



## Projects

### AP-38 Project Summary

#### Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Child Advocates, Inc.- Court Appointed Special Advocates Program		Abused and Neglected Children	Public Services	CDBG: \$55,287
Children's Assessment Center- Therapy and Interviewing Services for Sexually Abused Children			Public Services	CDBG: \$62,907
Communities In Schools- Southeast Harris County	South Houston	Youth Services/Child Care	Public Services	CDBG: \$41,096
CROSSROADS- Delinquency Prevention		Youth Services/Child Care	Public Services	CDBG: \$33,647
Harris County CSD- Case Management		Homeless Prevention Rapid Re-Housing	Homelessness	CDBG: \$390,000
Harris County CSD- Northline Case Management		Homeless Emergency and Transitional Housing	Homelessness	CDBG: \$85,470
Harris County CSD- Transportation Program		Transportation Services	Public Services	:
Harris County Precinct 1- Seniors Drama		Senior Services (Special Needs Population)	Public Services	CDBG: \$17,150
HC PSCA- TRIAD Prevention Truancy Program		Youth Services/Child Care	Public Services	CDBG: \$4,480
Harris County Street Olympics- Aquatics		Youth Services/Child Care	Public Services	CDBG: \$42,024
Harris County Street Olympics- Discovery Camp		Youth Services/Child Care	Public Services	CDBG: \$25,826
Harris County Street Olympics- Summer Games		Youth Services/Child Care	Public Services	CDBG: \$58,502

Healthcare for the Homeless- Dental Care Program			Homelessness	CDBG: \$5,144
Interfaith Ministries for Greater Houston- Meals on Wheels		Senior Services (Special Needs Population)	Public Services	CDBG: \$42,526
Precinct2gether- After-school and Summer Day Camp		Youth Services/Child Care	Public Services	CDBG: \$127,110
Precinct2gether- Voucher Program		Senior Services (Special Needs Population) Transportation Services	Public Services	CDBG: \$76,266
SEARCH Homeless Services- Housing for the Homeless		Homeless Emergency and Transitional Housing	Homelessness	CDBG: \$76,012
City of Galena Park- Water Lines & Fire Protection	Galena Park	Water/Sewer Improvements	Infrastructure	CDBG: \$84,950
City of Jacinto City- Water Lines	Galena Park Jacinto City	Water/Sewer Improvements	Infrastructure	CDBG: \$329,619
City of South Houston- Sidewalk Project	South Houston	Sidewalks/Pathways	Infrastructure	CDBG: \$396,070
Crosby Municipal Utility District- Waterline	Crosby	Water/Sewer Improvements	Infrastructure	CDBG: \$300,000
East Aldine Management District- Mohawk Street West, Water and Wastewater	Aldine Greenwood- Heights Sherwood Place	Water/Sewer Improvements	Infrastructure	CDBG: \$1,076,185
Harris County CSD- Health and Safety Home Repair Program		Single-family Home Rehabilitation	Housing	CDBG: \$160,000
Harris County CSD- Minor Home Repair Program		Single-family Home Rehabilitation	Housing	CDBG: \$212,737
Harris County FWSD #1-A- Linus Elevated Storage Tank Rehabilitation	Linus McNair	Water/Sewer Improvements	Infrastructure	CDBG: \$521,283
Harris County Precinct 2- James Driver	Greenwood- Heights	Parks	Public Facilities	CDBG: \$1,000,000

	Northington- Kenwood Riverwood Woodsdale			
HC PHES- Lead Based Paint Hazard Control		SF Lead Based Paint Abatement Owners	Housing	CDBG: \$532,931
HC PHES- Neighborhood Nuisance Abatement		Clearance and Demolition	Other	CDBG: \$159,923
HC WCID #36- Brownwood Elevated Storage Tank	Cloverleaf Marwood- DeZavalla	Water/Sewer Improvements	Infrastructure	CDBG: \$1,213,918
Pine Village PUD- Water Plant Generator & Motor Control Center Replacement	El Dorado Fallcreek Northington- Kenwood Riverwood	Water/Sewer Improvements	Infrastructure	CDBG: \$288,400
Sunbelt FWSD- High Meadows Sewer Rehabilitation Pkg. No, II	Aldine	Water/Sewer Improvements	Infrastructure	CDBG: \$581,950
ESG		Homeless Emergency and Transitional Housing Homeless Prevention Rapid Re-Housing Homeless Management Information System	Homelessness	ESG: \$800,000
Harris County CSD- Downpayment Assistance Program		Homeownership for Owners	Housing	HOME: \$1,006,753
Harris County CSD- Strategic Implementation Plan				:
Unprogrammed CDBG				CDBG: \$1
Unprogrammed HOME and CHDO				HOME: \$810,905

Unprogrammed ESG				CDBG: \$1
Harris County CDBG- Administration				CDBG: \$2,074,004
Harris County HOME- Administration				HOME: \$201,961

**Table 3 – Project Summary**

## AP-35 Projects

### Introduction

For PY2013, Harris County Community Services Department (HCCSD) proposed to fund the listed thirty-nine (39) qualifying projects. In addition, included in the list below are Harris County Community Services Department Administrative projects numbers 1 through 5.

#	Project Name
1	Unprogrammed CDBG
2	Unprogrammed HOME and CHDO
3	Unprogrammed ESG
4	Harris County HOME- Administration
5	Harris County CDBG- Administration
6	Child Advocates, Inc.- Court Appointed Special Advocates Program
7	Children's Assessment Center- Therapy and Interviewing Services for Sexually Abused Children
8	Communities In Schools- Southeast Harris County
9	CROSSROADS- Delinquency Prevention
10	Harris County CSD- Case Management
11	Harris County CSD- Northline Case Management
12	Harris County CSD- Transportation Program
13	Harris County Precinct 1- Seniors Drama
14	HC PSCA- TRIAD Prevention Truancy Program
15	Harris County Street Olympics- Aquatics
16	Harris County Street Olympics- Discovery Camp
17	Harris County Street Olympics- Summer Games
18	Healthcare for the Homeless- Dental Care Program
19	Interfaith Ministries for Greater Houston- Meals on Wheels

#	Project Name
20	Precinct2gether- After-school and Summer Day Camp
21	Precinct2gether- Voucher Program
22	SEARCH Homeless Services- Housing for the Homeless
23	City of Galena Park- Water Lines & Fire Protection
24	City of Jacinto City- Water Lines
25	City of South Houston- Sidewalk Project
26	Crosby Municipal Utility District- Waterline
27	East Aldine Management District- Mohawk Street West, Water and Wastewater
28	Harris County CSD- Health and Safety Home Repair Program
29	Harris County CSD- Minor Home Repair Program
30	Harris County FWSD #1-A- Linus Elevated Storage Tank Rehabilitation
31	Harris County Precinct 2- James Driver
32	HC PHES- Lead Based Paint Hazard Control
33	HC PHES- Neighborhood Nuisance Abatement
34	HC WCID #36- Brownwood Elevated Storage Tank
35	Pine Village PUD- Water Plant Generator & Motor Control Center Replacement
36	Sunbelt FWSD- High Meadows Sewer Rehabilitation Pkg. No, II
37	ESG
38	Harris County CSD- Downpayment Assistance Program
39	Harris County CSD- Strategic Implementation Plan

**Table 4 – Project Information**

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Harris County based the allocation of priorities on the Consolidated Plan’s Market Analysis and Strategic Plan analysis of current conditions in the County. These identified needs for housing, homelessness, and non-housing community development needs. Harris County also links housing and services needs to the Continuum of Care gaps analysis that identifies gaps in housing and services for a targeted population. The County set priority levels based on the severity of unmet need within each activity. Due to limited funding, which creates an obstacle to

addressing underserved needs, homelessness, elderly, transit and youth public services activities were identified as the highest priority for the PY 2013 allocation.

## AP-50 Geographic Distribution

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Harris County does not use geographic target areas as a basis for providing funding, but requests that all proposals submitted through the annual Request for Proposals process identify the geographic boundaries and specific target areas each project will serve.

Most projects will provide assistance to residents throughout the Harris County Service Area, though some target areas will receive funding for services specifically for that area. These target areas include: Cloverleaf, Aldine, Galena Park, Greenwood-Heights, Jacinto City, McNair, Northington – Kingwood and South Houston. The majority of this targeted funding will be in the Northern and Eastern portions of the Harris County service area. These areas are low income communities with high concentration of minorities. The areas have strong existing neighborhoods but are in need of revitalization assistance for aging infrastructure and to improve local community amenities. In four of these areas, HCCSD staff have worked with the local community to identify specific revitalization goals.

### Geographic Distribution

Target Area	Percentage of Funds
Cloverleaf	18
Aldine	25
Bammel	
Barrett station	
Bordersville	
Bough	
Cedar Point	
Champions Point	
Channelview	
Clear Creek	
Crosby	
El Dorado	
Fallcreek	
Galena Park	1
Granada	
Greenbranch-Gatewood	
Greensbrook	
Greenwood-Heights	15
Humble	
Idlewilde	



Target Area	Percentage of Funds
Jacinto City	5
Katy	
La Porte	
Lincoln Green	
Linus	
Little York	
Maple	
Marwood-DeZavalla	
McNair	8
Meadow Vista	
Northington-Kenwood	4
Oakhollow	
Ranch Country	
Riverwood	
Sherwood Place	
South Houston	6
Tomball	
Verde Forest	
Wayforest	
Webster	
Woodsdale	

**Table 5 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Harris County has identified target areas within the county that have 51% or greater low- to moderate-income population and that have aging infrastructure. These target areas are priorities for infrastructure and neighborhood facilities funding. Harris County will continue to fund geographic priorities identified in the Strategic Plan and adjust funding annually to ensure that priorities goals are met.

### **Discussion**

The County is mindful of the location of services and seeks to ensure equitable distribution of funding to serve families in need across the County. Target areas have been identified that are 51% or greater LMI population and are in need of revitalization efforts. The county allocates funding based on priorities identified in its Consolidated Plan and proposals submitted in its annual Request for Proposals process.

# Affordable Housing

## AP-55 Affordable Housing

### Introduction

The lack of quality affordable housing choice can be an impediment to fair housing. To foster decent, safe, and affordable housing, Harris County will continue to collaborate and partner with local non-profit housing developers, for-profit builders, the Harris County Housing Authority and the residents of Harris County to measure the needs, discuss the issues and find solutions to problems of the Harris County housing market. Through these programs, Harris County will work to foster and maintain decent and affordable housing for low-income residents of Harris County through homeownership, rehabilitation programs, and new construction projects.

Harris County will promote the transition of low-income families to self-sufficiency through funding support of homeownership programs, which allow an eligible low-income household to choose a home that meets their needs throughout the county service area.

One Year Goals for the Number of Households to be Supported	
Homeless	113
Non-Homeless	105
Special-Needs	24
Total	242

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	113
The Production of New Units	0
Rehab of Existing Units	44
Acquisition of Existing Units	85
Total	242

**Table 7 - One Year Goals for Affordable Housing by Support Type**

**Discussion**

During PY2013, Harris County anticipates providing 242 households assistance to address barriers to affordable housing. These may include accessibility, adequacy, services and long term affordability. Approximately 113 households will receive rental assistance to ensure rapid transition from homelessness into permanent housing. Through downpayment assistance and rehabilitating existing structures, HCCSD expects to assist 85 low income families in achieving homeownership. HCCSD also expects to repair and improve accessibility for 24 special needs households including elderly and disabled.

## **AP-60 Public Housing**

### **Introduction**

Harris County Housing Authority does not manage or own public housing projects but supplies housing choice vouchers to assist low income residents of Harris County accessing affordable housing.

### **Actions planned during the next year to address the needs to public housing**

While the HCHA does not own public housing it does provide approximately 25,000 housing choice vouchers annually. Harris County Community Services Department will continue to collaborate and partner with the Harris County Housing Authority to measure the needs of low income residents , discuss the issues and find solutions to problems of the Harris County permanent housing market.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Harris County Housing Authority does not own or operate public housing facilities and therefore does not work with residents to participate in management. Formerly, Harris County Community Services Department and the Housing Authority had a formal partnership to link eligible HCHA residents to the Community Services department downpayment assistance program. HCCSD will work with the Housing Authority to identify if there are current or future opportunities for similar programs once the Housing Authority establishes its new priorities.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable

### **Discussion**

The Housing Authority is currently transitioning leadership and priorities. Harris county Community Services Department plans to continue its partnership with the Housing Authority and support the new initiatives through seek potential partnerships for downpayment assistance and other grant opportunities that arise.

## **AP-65 Homeless and Other Special Needs Activities**

### **Introduction**

Harris County has worked with the Coalition for the Homeless of Houston/Harris County/Fort Bend County as well as other entitlement grantees receiving ESG funding throughout the community to align priorities and funding across the continuum for programs addressing the needs of Harris County residents experiencing or at risk of homelessness.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Harris County is funding Healthcare for the Homeless to provide essential behavioral and physical health services to homeless individuals on the street. Harris County is not funding agencies to provide other outreach to homeless individuals living on the street in PY 2013. As part of the strategy to address homelessness, Harris County and other members of the Continuum will fund street outreach that links homeless persons directly to housing in future funding years.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Harris County is funding four emergency shelters with \$180,000 to provide services to survivors of domestic violence and women with chemical dependency and substance abuse disorders. These agencies will provide shelter for 568 households.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Harris County will provide \$265,000 for rapid re-housing that will provide housing and services to households experiencing homelessness. As a part of Harris County ESG standards for provision of services, any household receiving rental assistance will also receive comprehensive case management to ensure stability and self-sufficiency.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving**

**assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Harris County will utilize \$435,000 in homelessness prevention funding to extremely low income households in the Harris County service area that are at imminent risk of homelessness. Through work with the Homeless Prevention and Rapid Re-Housing workgroups coordinated by the Coalition for the Homeless and supported by all grantees within the CoC, Harris County is working with agencies that support families and individuals exiting institutions. Youth aging out of foster care and formerly incarcerated individuals are two priority populations for funding for Harris County ESG funds.

## **Discussion**

Harris County has worked closely with the Coalition for the Homeless and other ESG grantees within the Continuum to develop continuum wide strategies to end and prevent homelessness for the region's most vulnerable populations. As part of the strategy, Harris County Community Services Department requires all agencies providing services with HCCSD ESG funds to use a common assessment tool to ensure the most vulnerable populations receive services. Harris County was active in the recent community charrette for homelessness. Out of this process, there were several recommendations made by community members and experts to addressing the needs of homeless persons in Harris County. These recommendations have been implemented into the Harris County strategies to address homelessness.

## **AP-75 Barriers to affordable housing**

### **Introduction**

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Harris County Community Services Department (HCCSD) has 5 projects that ameliorate the negative effects of public policies. The projects are as follows: Harris County Community Services Department Downpayment (HCCSD) Assistance Program will serve 70 households, HCCSD Health and Safety Home Repair Program to serve 4 households, HCCSD Minor Home Repair Program will serve 20 households and HC Public Health and Environmental Services will serve 20 households with the Lead Based Paint Hazard Control Program and 15 households through the Neighborhood Nuisance Abatement respectively. Additional, HCCSD has completed the county's Fair Housing Plan which has identified barriers to affordable housing and strategies to overcome these barriers.

### **Discussion**

HCCSD has developed specific goals and objectives that address the housing needs of low- to moderate-income populations within the county's service area. These housing goals are aimed at creating the opportunity for adequate, affordable, accessible housing for extremely low-, very low-, and low-income persons through eventual elimination of lead based paint hazards, encouragement of homeownership, minor home repair, rehabilitation of single-family and multi-family housing, provision of rental assistance, new construction, and development of partnerships. In its PY2013-2017 Fair Housing Plan, HCCSD identifies possible barriers to housing choice and affordable housing which are violations to the Fair Housing Act and strategies to overcome these barriers. With all projects, Harris County places a high priority on projects serving seniors and persons with disabilities.

## **AP-85 Other Actions**

### **Introduction**

Harris County will fund projects in PY 2013 that meet the needs of underserved through public services and infrastructure improvement, will improve and maintain affordable housing, prevent homelessness for extremely low-income families, reduce lead-based paint hazards and increase coordination among public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

Harris County Community Services Department selected 39 projects in the areas of housing, homelessness, infrastructure, public services and other to address the varying needs of the underserved. The Community Services Department will continue working with the Public Infrastructure, Public Health and Environmental Services (PHES) and Library Departments, as well as the County Commissioners' Precincts. Efforts with the Public Infrastructure Departments will continue in order to develop and implement strategies to address the capital improvement efforts in the County's target areas.

Coordination with PHES will continue to provide much-needed health care services to low-income residents of Harris County. Funding is also provided to PHES to improve and/or expand current health clinics that are located within the County's target areas. Coordination with the Public Library Department works to ensure improvements to current libraries and to assist in the building of libraries in the County's target areas. The Community Services and Public Library Department will continue to meet with residents, especially in the communities participating in neighborhood revitalization programs, to ascertain the needs and desires for libraries within those communities. Community Services will also continue to work with the Commissioners' Precincts to provide funding to implement their community development projects.

Harris County will continue to support non-profit organizations, Community Development Corporations (CDCs), Community Housing Development Organizations (CHDO) and Community-Based Development Organizations (CBDO). The Department will actively recruit eligible organizations to become CHDOs and CBDOs. In addition, the department will continue to offer regulatory training to these organizations in order to ensure a better understanding of CDBG, ESG and HOME rules.

Harris County will continue to support the Harris County Housing Authority's efforts to expand the availability of affordable housing units.

### **Actions planned to foster and maintain affordable housing**

The lack of quality affordable housing choice can be an impediment to fair housing. To foster decent, safe, and affordable housing, Harris County will continue to collaborate and partner with local non-profit housing developers, for-profit builders, the Harris County Housing Authority and the residents of Harris County to measure the needs, discuss the issues and find solutions to problems of the Harris County housing market. Through these programs, Harris County will work to foster and maintain decent and affordable housing for low-income residents of Harris County through homeownership, rehabilitation programs, and new construction projects.



### **Actions planned to reduce lead-based paint hazards**

To reduce lead-based paint hazards, Harris County Community Services Department will fund Harris County Public Health and Environmental Services Lead Based Paint Hazard Control Program. The program will reduce lead-based paint hazards in 20 single-family housing units in Harris County. Project activities include community outreach and education, blood lead testing, program coordination with medical institutions, relocation, risk assessment, lead safe work project design and oversight, and lead clearance testing.

### **Actions planned to reduce the number of poverty-level families**

Many Harris County residents are currently living at or below the state poverty level, with many of these people being homeless or at risk of becoming homeless because of insufficient income. There is a great need among these individuals to expand their opportunities for education and employment, and thus improve their quality of living. The consolidated plan's comprehensive collection of goals, programs, and policies will work to reduce the number of poverty-level families, develop affordable housing, and coordinate with other programs and services to increase opportunities.

### **Actions planned to develop institutional structure**

Harris County is working with the Coalition for the Homeless of Houston/Harris County to create a coordinated access system for homeless service programs. Lessons learned in developing this system will be used to better coordinate delivery of services across systems. HCCSD would like to build upon the existing partnerships with organizations such as TDHCA, as well as create new partnerships with public, private, non-profit, philanthropic, and non-profit organizations. With respect to specific gaps, HCCSD will continue trying to research and develop linking services between institutional discharge cases (persons being discharged from jail, mental institutions, foster care, etc, and likely to be released into homelessness) and community essential services. With the shrinking of public support dollars, HCCSD has been and will continue to expand its partnership with private funding foundation in the community and coordinating funding systems.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Harris County will continue to support non-profit organizations, Community Development Corporations (CDCs), Community Housing Development Organizations (CHDO) and Community-Based Development Organizations (CBDO). The Department will actively recruit eligible organizations to become CHDOs and CBDOs. In addition, the department will continue to offer regulatory training to these organizations in order to ensure a better understanding of CDBG, ESG and HOME rules.

### **Discussion**

**Harris County Community Services Department addresses these needs through project funding, but supplements projects with other services to provide resources for low income residents and neighborhoods. These include:**

The Housing Resource Center, a virtual gateway to affordable housing throughout Harris County with updated listings provided by the Harris County Housing Authority, the local real estate community and our own neighborhood stabilization program for first time homeowners called H.O.M.E. (Home Ownership Made Easy).

HCCSD Economic Development Programs develop and implement strategies that will stimulate Harris County's economy by working with other taxing entities and economic development consortiums to implement programs that will convince businesses to build or expand within Harris County in order to revitalize communities. The Housing & Community Development and Economic Development divisions work together to ensure that TIRZ affordable housing set-aside funds are dedicated to the development of affordable housing throughout HCCSD's service area.

## Program Specific Requirements

### AP-90 Program Specific Requirements

#### Introduction

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220.(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	19,595
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>19,595</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	67.38%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220.(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Harris County Downpayment Assistance Program (DAP) assists eligible, low-income Harris County residents in attaining affordable housing by providing financial assistance for downpayment and closing cost assistance. Funds for assistance are made available as deferred forgivable loans. Harris County utilizes recapture for this HOME funded program as required by 24 CFR 92.254(a).

- 2. A description of the guideline that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

Harris County's homebuyer programs are designed to assist eligible, low-income applicants to purchase a decent, safe, and sanitary housing with financial assistance for downpayment, closing cost, and mortgage assistance. Funds for assistance or the HOME subsidy loan are made available as deferred and forgivable loans. Deferred and forgivable loans are loans that repayment is deferred until the end of the affordability period and then forgiven if the homebuyer complies with the affordability requirements, which is determined by the HOME subsidy provided to the homebuyer. To be eligible, both the housing and potential homebuyer must meet program requirements set by HUD and HCCSD. Recapture, per 24 CFR 92.254(a)(5)(ii), is triggered by any transfer of ownership, either voluntary or involuntary, during the established HOME period of affordability as outlined in the written agreement between the homebuyer and Harris County and enforced via lien on the property.

Each HOME subsidy loan made includes recapture requirements should the homeowner trigger recapture by any transfer of ownership, either voluntary or involuntary, during the period of affordability. If the home is transferred during this period, Harris County will evaluate and trigger recapture of the entire HOME subsidy loan, including any program income, provided to the homebuyer from the net proceeds of the sale. If the net proceeds, which are the sales price minus superior loan repayment (other than HOME funds) and any closing costs, from the sale of the home are not sufficient to recapture the HOME subsidy loan amount, Harris County will collect what is available from net proceeds.

To ensure awareness of the recapture requirements involved in receiving a HOME subsidy loan through the Downpayment Assistance Program, all applicants are required to sign an Applicant Certification form.

- 3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See CFR 92.254(a)(4) are as follows:**

Recapture, per 24 CFR 92.254(a)(5)(ii), is triggered by any transfer of ownership, either voluntary or involuntary, during the established HOME period of affordability as outlined in the written agreement between the homebuyer and Harris County and enforced via lien on the property. The period of

affordability is based upon the HOME subsidy to the homebuyer that enabled the homebuyer to purchase the unit. To ensure awareness of the recapture requirements involved in receiving a HOME subsidy loan through the Downpayment Assistance Program, all applicants are required to sign an Applicant Certification Form.

Additionally, HCCSD conducts an annual mail-out to all homeowners still under the affordability period. Each homeowner must confirm residency/primary occupancy of the home purchased with federal funds. Any homeowner found to have transferred ownership, either voluntary or involuntary, during the period of affordability is referred to the Harris County Attorney's Office to pursue recapture of funds.

2. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

### **Emergency Solutions Grant (ESG)**

1. Include written standards for providing ESG assistance (may include as attachment)

Included as attachment.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Houston/Harris County/Fort Bend County Continuum of Care has not yet established a coordinated access system. The Coalition for the Homeless, the lead agency for the CoC is under contract with HUD to receive technical assistance on establishing such a system.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Harris County releases a request for proposals annually to solicit projects for ESG funding. Harris County evaluated proposals for organizations providing shelter and essential services, homelessness prevention and rapid re-housing.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Harris County ensures that every agency funded through ESG has a homeless or formerly homeless individual in a position to make recommendations on policies and services funded under ESG. In addition, Harris County has a policy committee that includes a formerly homeless individual. Harris County is also a part of the CoC Steering Committee, which includes representation from the

consumer advisory board.

5. Describe performance standards for evaluating ESG.

In consultation with the Coalition for the Homeless of Houston/Harris County and other Emergency Solutions Grants grantees with the Continuum, Harris County has developed the following program standards for Emergency Shelters, Homelessness Prevention, Rapid Re-Housing and HMIS activities. Harris County is not including performance standards for Street Outreach at this time, because members of the Continuum are not currently funding activities related to Street Outreach. As with the other standards, grantee members of the Continuum will refine the performance standards to include those for Street Outreach in the proceeding program years.

For all standards, the initial data collection will be used to establish baseline data. The progress toward outcomes will later be used to establish the community standard for achieving those outcomes. Emergency Shelters performance will be based on the community outcomes below.

- Number and percentage of people exiting to a known place
- Number and percentage of people assisted in overcoming a specific barrier to obtaining housing
- Number and percent of people who increase income from entry to exit in emergency housing programs

For Homelessness Prevention and Rapid Re-housing, the Continuum has decided to use the same performance standards to help measure the success of these interventions for the community. The County recognizes that clients who receive Rapid Re-Housing assistance will have a separate set of needs and likely higher barriers to maintaining permanent housing, so the outcome goals will be different, even though the measures for both programs are the same.

- Number and percent of people who exit services to permanent supportive housing, transitional housing or unknown.
- Number and percent of people who increase income from entry to exit in emergency housing programs
- Number and percent of people who are still housed 30 days after exiting prevention program

## **Discussion**

Harris County and other ESG grantees in the Continuum have been working to develop standards for performance and service delivery over the past year. As part of increasing coordination among providers, the Homelessness Prevention and Rapid Re-Housing Planning and Service Coordination Workgroup was created. Members include 25 providers funded through ESG (mandatory), SSVF, and private sources, and city and county staff of the four ESG recipients. The workgroup is facilitated by Coalition for the Homeless staff. The CoC invites

agencies that provide related services as it becomes aware of them. The group's planning role includes targeting clients and developing service standards and training, in conjunction with the Consumer Advisory Council and input from mainstream providers. The group's Service Coordination role includes implementing coordinated assessments to direct clients to the most appropriate provider, linking people with subsidized permanent housing, and system and program level performance improvement through training and data analysis.